

00-0-1273

(Do Not Write Above This Line)

AN ORDINANCE Z-00-61
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE
I-2 (HEAVY INDUSTRIAL) DISTRICT TO
THE C-2 (COMMERCIAL SERVICE) DISTRICT,
PROPERTY LOCATED AT 1085-1089 HOWELL
MILL ROAD, N.W., FRONTING 172.93 FEET
ON THE EASTERLY SIDE OF HOWELL MILL
ROAD BEGINNING 351.73 FEET SOUTHERLY
FROM THE SOUTHEAST CORNER OF 14TH
STREET. DEPTH: 400.00 FEET;
AREA: 1.55533 ACRES; LAND LOT 150,
17TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: ANGELO VIALE

APPLICANT: JIM W. BROWN
COUNCIL DISTRICT 8
CPU-E

REferred BY SEP 05 2000
CITY COUNCIL

ADOPTED BY
NOV 06 2000

COUNCIL

- ☐ CONSENT REFER
☒ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 9/5/00

Referred To: ZRB & Zoning

First Reading

Committee
Date
Chair

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

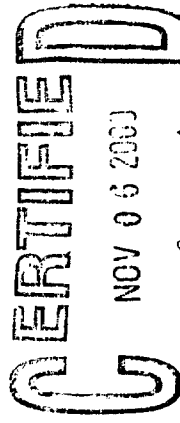
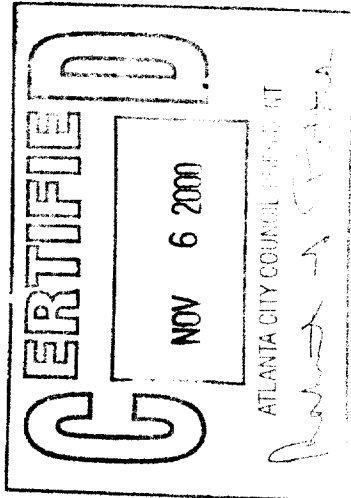
Refer To

COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED



MAYOR'S ACTION

APPROVED

NOV 15 2000

WITHOUT SIGNATURE
BY OPERATION OF LAW



City Council
Atlanta, Georgia

00-O-1273

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-00-61
10-5-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **1085-1089 Howell Mill Road, N.W.**, be changed from the **I-2 (Heavy Industrial)** District to the **C-2-C (Commercial Service-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **150** of the **17th** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughlin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

NOV 06, 2000

NOV 15, 2000



Conditions for Z-00-61

1. The site plan entitled "Site Study" prepared by Verge Studios, PC dated August 14, 2000 for the Howell Mill Lofts project, and marked received by the Bureau of Planning on September 25, 2000.
2. The floor plan drawing that is entitled "Floor Plans: Parking Level; Office/Showroom Level" dated August 14, 2000 for the Howell Mill Lofts project, and marked received by the Bureau of Planning on September 25, 2000.
3. No outside industrial or commercial storage shall occur on the property at any time.
4. No industrial or commercial operations shall be conducted on Mondays through Fridays, between the night hours 6:00 p.m. to 9:00 a.m. the following morning, nor at any time on weekends and holidays.

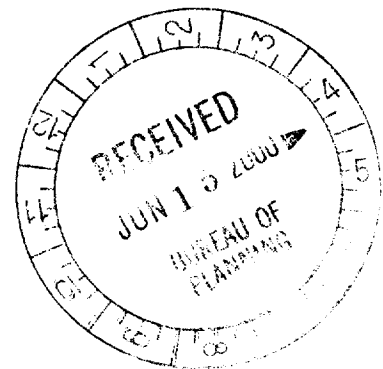


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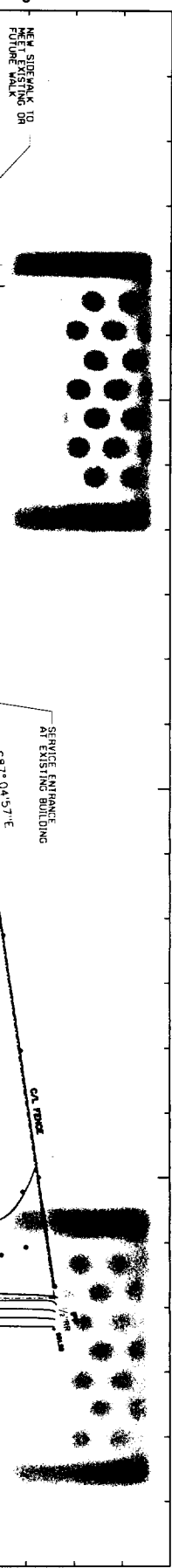
Description of Property

All that tract or parcel of land lying and being in Land Lot 150 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

TO REACH THE POINT OF BEGINNING, commence at the intersection formed by the southwesterly right-of-way of Fourteenth Street (60' r/w) and the northeasterly right-of-way of Howell Mill Road (50' r/w) and thence proceed southwesterly along the northeasterly right-of-way of Howell Mill Road the following courses and distances: along an arc of a curve to the right 163.56 feet to a point (said arc having a chord distance of 163.56 feet on a bearing of South 09°59'31"West and a radius of 12,772.90 feet); thence South 10°21'32"West a distance of 188.17 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING thus established running thence South 87°04'57"East and departing the northeasterly right-of-way of Howell Mill road (50' r/w) a distance of 400.00 feet to an iron pin placed (1/2" R.B.); running thence South 11°12'15"West a distance of 170.10 feet to an iron pin found (1/2" R.B.); running thence North 87°33'30"West a distance of 396.65 feet to a hole found on the northeasterly right-of-way of Howell Mill Road (50' r/w); running thence northeasterly along the northeasterly right-of-way of Howell Mill Road the following courses and distances: along the arc of a curve to the right 55.93 feet to a point (said arc having a chord distance of 55.93 feet to a point (said arc having a chord distance of 55.93 feet on a bearing of North 09°04'32"East and a radius of 1249.66 feet); thence North 10°21'32"East a distance of 117.00 feet to the POINT OF BEGINNING; said tract containing 1.55533 acres or 67,750 square feet.



Z-00-61



HOWELL MILL ROAD ~ 50'R/W

Project Information:

Location: 1085 Howell Mill Road
Jurisdiction: City of Atlanta, Georgia

Site Information:
Area Existing Site: 67,665 sf (allow. zoning area 71,983 sf)
Area Existing Structure: 12,435 sf
Existing Shop: 9,435 sf
Existing Storage: 3,000 sf

Proposed New Building Information:
Uses: Office / Showroom, Residential Units, Parking

Footprint New Building:
Including stair, balconies, elevator and
circulation spaces, each level:
8,900 sf

Gross Area New Building:
(without stair, elevator or circulation):
Showroom / Office: 5,901 sf
Residential: 29,505 sf (5 levels at 5,901 sf)

Site Plan

New Building Height
(measured from grade level entrance):
to Top Floor (FFI): 65'-0"
to Top Roof Parapet: 79'-0"
to Top Metal Screen: 80'-0"

Parking Spaces Provided:
In Building: 21 spaces
On Grade: 54 spaces
Total Parking: 75 spaces

Zoning Requirements / Analysis:

Classification applied for: C-2
F.A.R. as designed - (meets C-2, sector 3 F.A.R. requirements)
residential: 410 (685 allowed)
29,505sf (residential) / 71,983sf (total site)
commercial: 0.62 (3.00 allowed)
5,901 (showroom) / 71,983sf

Parking as designed - 75 Spaces (meets C-2, sector 3 requirements)
residential: 21 spaces (12 spaces per unit - 18 spaces
showroom: 5,901 sf @ 1 space per 300 sf - 20 spaces
existing building uses 8,900 sf @ 1 space per 300 sf - 30 spaces
existing retail for shop: 9,435 sf @ 1 space per 300 sf - 32 spaces
total required spaces - 75 parking spaces (75 spaces provided)

Legend:

- existing topography (contour lines)
- proposed topographic changes (contour lines)
- existing topography before change
- new landscaping/trees
- new roads, sidewalks and surface parking



NOT RELEASED FOR CONSTRUCTION



Verge
Verge Studio, Inc.
1000 Peachtree Street, NE
Atlanta, Georgia 30309
404.525.1100
www.vergestudio.com



Project: 1085 Howell Mill Road
Architect: Verge Studio, Inc.
Atlanta, Georgia

For more information
Contact: David L. Smith
1000 Peachtree Street, NE
Atlanta, Georgia 30309
404.525.1100

David L. Smith
Site Study

Job Number: 20061
Drawing No: A2.1hp
Date: 11/10/06
Designed By: [Signature]
Drawn By: [Signature]
Scale: 1/8" = 1'-0"
Sheet: 2 of 2

Verge

Verge Building, PC

Architect
1000 Peachtree Street, NE
Atlanta, Georgia 30309
Phone: (404) 525-1234
Fax: (404) 525-1235
www.vergebldg.com



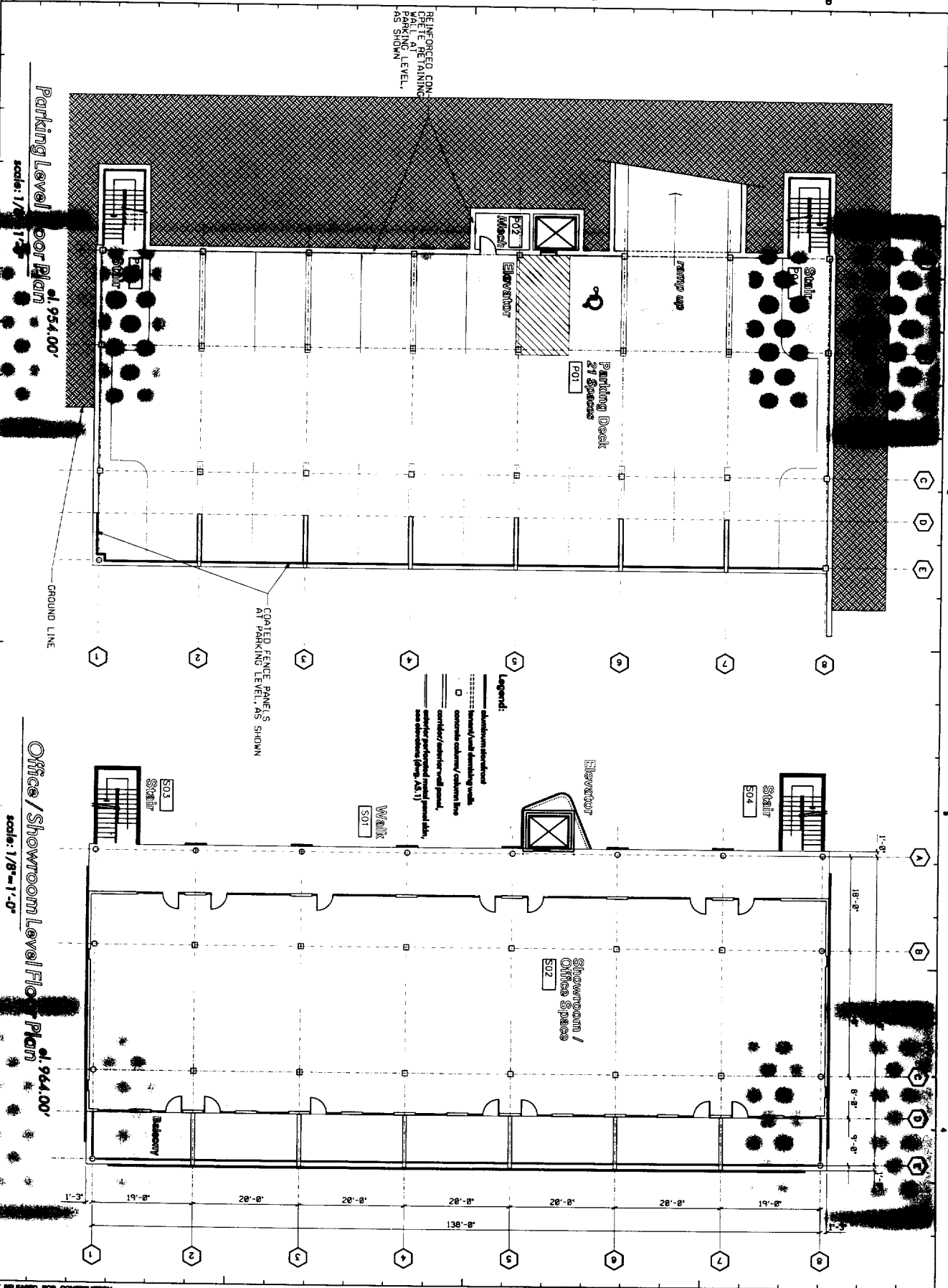
Project:
Howard Lee Lott
1000 Peachtree Street, NE
Atlanta, Georgia

Architect: **Office of Architecture**
1000 Peachtree Street, NE
Atlanta, Georgia

Building Type:
Office / Showroom Level
Office / Showroom Level

Job Number:
00000000
Drawing No.:
0001
Revised By:
JLL
Date:
8.1.2000
Sheet Number:
A3.0
Z-00-61

DO NOT REPRODUCE WITHOUT PERMISSION



Parking Level Floor Plan
964.00'
Scale: 1/8"=1'-0"

Office / Showroom Level Floor Plan
964.00'
Scale: 1/8"=1'-0"

RCS# 2375
11/06/00
4:47 PM

Atlanta City Council

Regular Session

00-O-1273

Z-00-61; Substitute 1085-1089 Howell
Mill Rd. NW (E-8), 1-2 to C-2-C
ADOPT ON SUB

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 5
EXCUSED: 0
ABSENT 1

Y McCarty	Y Dorsey	Y Moore	Y Thomas
B Starnes	Y Woolard	Y Martin	Y Emmons
NV Bond	Y Morris	Y Maddox	Y Alexander
NV Winslow	NV Muller	NV Boazman	NV Pitts

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